



**CITY OF JERSEY CITY**  
**ERRAMIAH T. HEALY, MAYOR**

**HOUSING, ECONOMIC DEVELOPMENT  
AND COMMERCE DEPARTMENT**

**DIVISION OF CITY PLANNING**

**30 MONTGOMERY STREET SUITE 1400  
JERSEY CITY, N.J. 07302-3821  
PHONE: 201.547.5010  
FAX: 201.547.4323**

December 2, 2009

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, December 5, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of December 1, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence – ADOPTED 2010 PLANNING BOARD MEETING SCHEDULE
6. Old Business:

Case: P05-179.2 Administrative Amendment to update Site Plan Approvals

Applicant: Baldwin Asset Associates Urban Renewal Company, LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Maryann Bucci-Carter, PP, AICP

Address: The Beacon @ Montgomery Street & Baldwin Avenue

Block: 1899 Lot: 23, 24, 26, 29, 30, 31, 33, And 34

1919 Lot: 23

Zone: Beacon Redevelopment Plan

Description: Minor adjustment in the overall number of dwelling units and parking requirement for several building within the project

**Decision: Approved.**

7. New Business

8. Review and discussion of amendment to the Circulation Element of the Jersey City Master Plan. Formal action may be taken.

- 9 Case: P09-020 Preliminary & Final Major Site Plan with “c” variances

Applicant: Peter Smith

Attorney: pro se

Review Planner: Kristin Russell

Address: 103 Garfield Ave.

Block: 1409 Lot: B.24

Zone: R-1 one- and two-family housing

Description: Addition to existing residential building, increasing from a one- to a two-family home. Construction commenced without planning approval and applicant is now before the Board for a partially-started project.

Variances: ceiling heights, side yard

**Decision: Approved with conditions.**

10. Case: P07-054.1 Amended Preliminary Major Site Plan

Applicant: Len Developers LLC

Attorney: Jon Campbell

Review Planner: Kristin Russell

Address: 302-306 Palisade Ave.

Block: 722.a Lot: 8.a, 8.b, 9.a, 10

Zone: 325 Palisade Ave. Redevelopment Plan

Description: Original approval granted June 26, 2007 multi-family building on-site parking spaces. Changes include interior floorplan changes, reduction in building height (from 5 to 4 stories), reduction in number of units and parking spaces (from 13 to 12).

**Decision: Approved with conditions.**

11. Case: P09-048 Preliminary & Final Major Site Plan

Applicant: Simsmetal East LLC

Attorney: Glenn Kienz

Review Planner: Kristin Russell

Address: 1 Linden Ave. East

Block: 1507 Lot: 10.b

Zone: Greenville Industrial Redevelopment Plan

Description: Three-phased project at Simsmetal industrial site. Seeking preliminary

& final approval for Phase I - a 47,000 sf structure previously approved and erected as an interim use now seeking permanency. Seeking preliminary approval for Phases II and II, a 19,600 sf addition to the existing structure, and a 15,400 sf loading area respectively.

**Decision: Approved, prior conditions remain.**

12. Case: P09-050 Interim Use of Garage  
Applicant: Second Street Waterfront Urban Renewal, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 2 Second Street  
Block: 15 Lot: 32  
Zone: Hudson Exchange Redevelopment Plan  
Description: Use of the garage parking by the general public for up to 1 year only.  
**Decision: Approved for one year.**
13. Case: P09-011 Final Major Site Plan  
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA  
Attorney: Elnardo Webster  
Review Planner: Kristin Russell  
Address: 324-328 Duncan Avenue  
Block: 1651 Lot: 6  
Zone: R-3 Multi-Family Mid Rise  
Description: Preliminary site plan approval granted on March 24, 2009 for 60 residential units (49 affordable) with on-site parking.  
**Carried to December 15, 2009**
14. Case: P09-012 Final Major Site Plan with “c” variance  
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA  
Attorney: Elnardo Webster  
Review Planner: Kristin Russell  
Address: 320 Duncan Avenue  
Block: 1651 Lot: 6  
Zone: R-3 Multi-Family Mid Rise  
Description: Preliminary site plan approval granted on March 24, 2009 for 56 residential units (53 affordable) with on-site parking. Changes include a modified yard setback on buildings J and K.  
Variances: front yard setback (building K)  
**Carried to December 15, 2009**
20. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan #P09-045 submitted by 30 Montgomery St, LLC (30 Montgomery Street).
  2. Resolution of the Planning Board of the City of Jersey City Approving Amendments to Preliminary Site Plan # P05-172.2 for The Beacon & Final Site Plan for Building “A” submitted by Baldwin Asset Associates Urban Renewal Company, LLC (Block 1899, Lot 30- Montgomery St. & Baldwin Ave.)
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-090 (DUP) submitted by Fred W. Martin Apartments Urban Renewal, L.P. (194 thru 212 MLK Drive).
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Minor Site Plan # P09-037 submitted by T Mobile Northeast ,LLC (207—209 Martin Luther King Drive).
  5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P09-028 submitted by St. Peter’s College( 2641 Kennedy Blvd.).
21. Executive Session, as needed, to discuss litigation, personnel or other matters  
22. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD